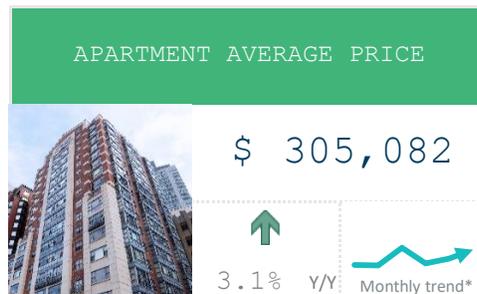
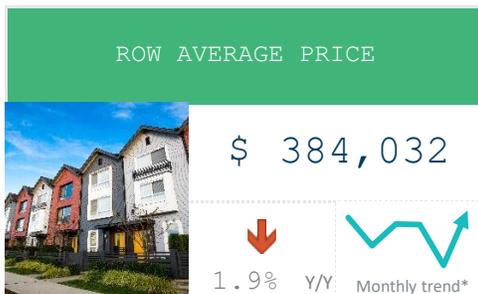
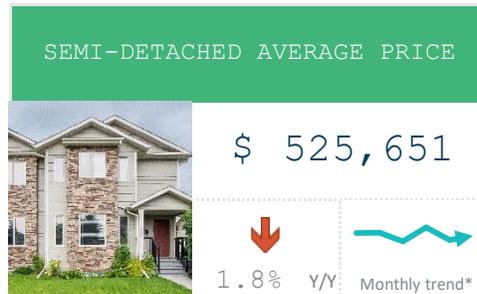
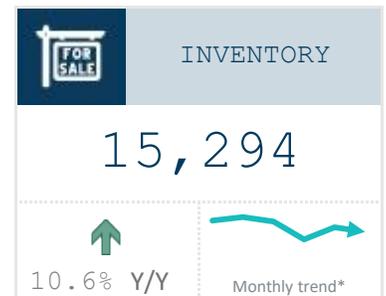
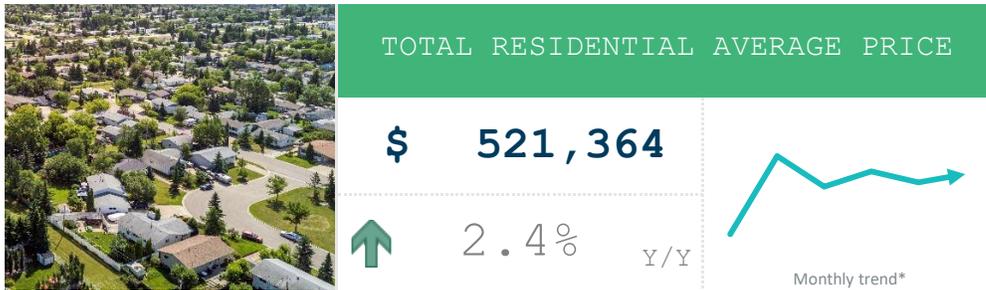


February 2026

Market Trend Summary

February saw a 9.2 percent year-over-year drop in sales with the biggest drops seen in row housing and apartments for the eleventh. New listings increased by 3.5 percent year-over-year. Inventory increased 10.6 percent year over year. The sales-to-new listings rose to 56 percent.

There were 3.24 months of supply in February, up 22.1 percent year-over-year. Calgary and Edmonton are continuing to see a loosening of supplies, while Grande Prairie has the tightest conditions in the province, having 1.28 months of supply. Red Deer rose significantly (79%) to 2.35 months. All regions experienced year-to-date average price growth, rising the most for Lethbridge (+15%) and Medicine Hat (+9%).



*Monthly trend data is based on seasonally adjusted data, where the prior 6 months is displayed
Data source: Pillar 9

February 2026

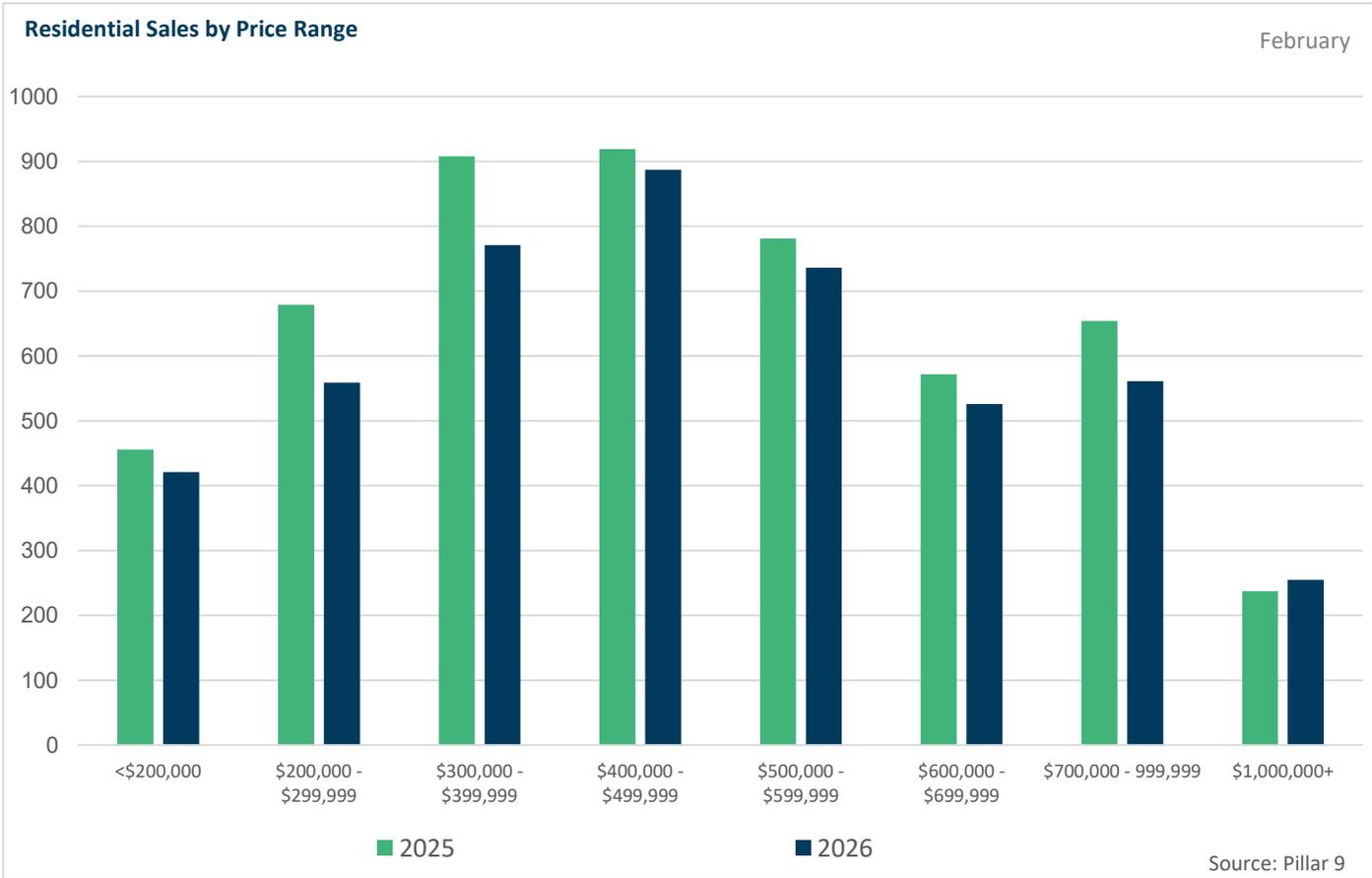
February 2026

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	2,783	-6%	4,977	5%	8,909	6%	56%	3.20	12%	\$612,070	2%
Semi	509	-3%	788	12%	1,309	33%	65%	2.57	38%	\$525,651	-2%
Row	676	-14%	1,179	0%	2,011	30%	57%	2.97	51%	\$384,032	-2%
Apartment	748	-20%	1,540	-1%	3,065	7%	49%	4.10	34%	\$305,082	3%
Total Residential	4,716	-9%	8,484	4%	15,294	11%	56%	3.24	22%	\$521,364	2%

Year-to-Date

February 2026

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	4,996	-10%	9,374	2%	8,682	8%	53%	3.48	20%	\$608,875	2%
Semi	869	-13%	1,561	7%	1,310	37%	56%	3.01	58%	\$520,141	-2%
Row	1,160	-19%	2,281	2%	1,968	35%	51%	3.39	66%	\$377,228	-3%
Apartment	1,324	-23%	3,005	-5%	2,969	8%	44%	4.48	41%	\$295,828	2%
Total Residential	8,349	-14%	16,221	1%	14,928	13%	51%	3.58	32%	\$517,811	2%



February 2026

February 2026

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price		Median Price
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%	Actual
Calgary	1,526	-11%	2,766	-2%	4,822	16%	55%	3.16	31%	\$627,841	2%	\$565,000
Edmonton	1,121	-12%	2,241	12%	3,556	21%	50%	3.17	37%	\$428,978	2%	\$410,000
Red Deer	106	-18%	155	7%	249	46%	68%	2.35	79%	\$419,795	5%	\$398,700
Lethbridge	135	-3%	169	14%	288	19%	80%	2.13	22%	\$460,598	15%	\$445,000
Medicine Hat	79	13%	76	-4%	101	-6%	104%	1.28	-16%	\$391,938	9%	\$366,500
Grande Prairie	65	-35%	123	3%	162	7%	53%	2.49	64%	\$379,807	7%	\$387,000
Fort McMurray	90	-5%	120	-6%	263	-20%	75%	2.92	-16%	\$367,824	0%	\$383,250
Total	4,716	-9%	8,484	4%	15,294	11%	56%	3.24	22%	\$521,364	2%	\$465,000

Year-to-Date February 2026

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price		Median Price
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%	Actual
Calgary	2,760	-13%	5,551	-3%	4,607	18%	50%	3.34	36%	\$623,370	2%	\$560,000
Edmonton	1,916	-22%	4,096	8%	3,563	28%	47%	3.72	64%	\$423,918	1%	\$407,000
Red Deer	202	-10%	313	5%	238	36%	65%	2.35	52%	\$397,902	0%	\$386,500
Lethbridge	212	-21%	331	7%	282	15%	64%	2.66	46%	\$441,820	8%	\$420,500
Medicine Hat	143	27%	177	19%	110	2%	81%	1.53	-19%	\$402,956	13%	\$375,000
Grande Prairie	134	-28%	204	-6%	138	-7%	66%	2.05	29%	\$364,443	1%	\$357,250
Fort McMurray	150	-9%	240	-13%	266	-21%	63%	3.54	-13%	\$348,802	-1%	\$352,500
Total	8,349	-14%	16,221	1%	14,928	13%	51%	3.58	32%	\$517,811	2%	\$462,000